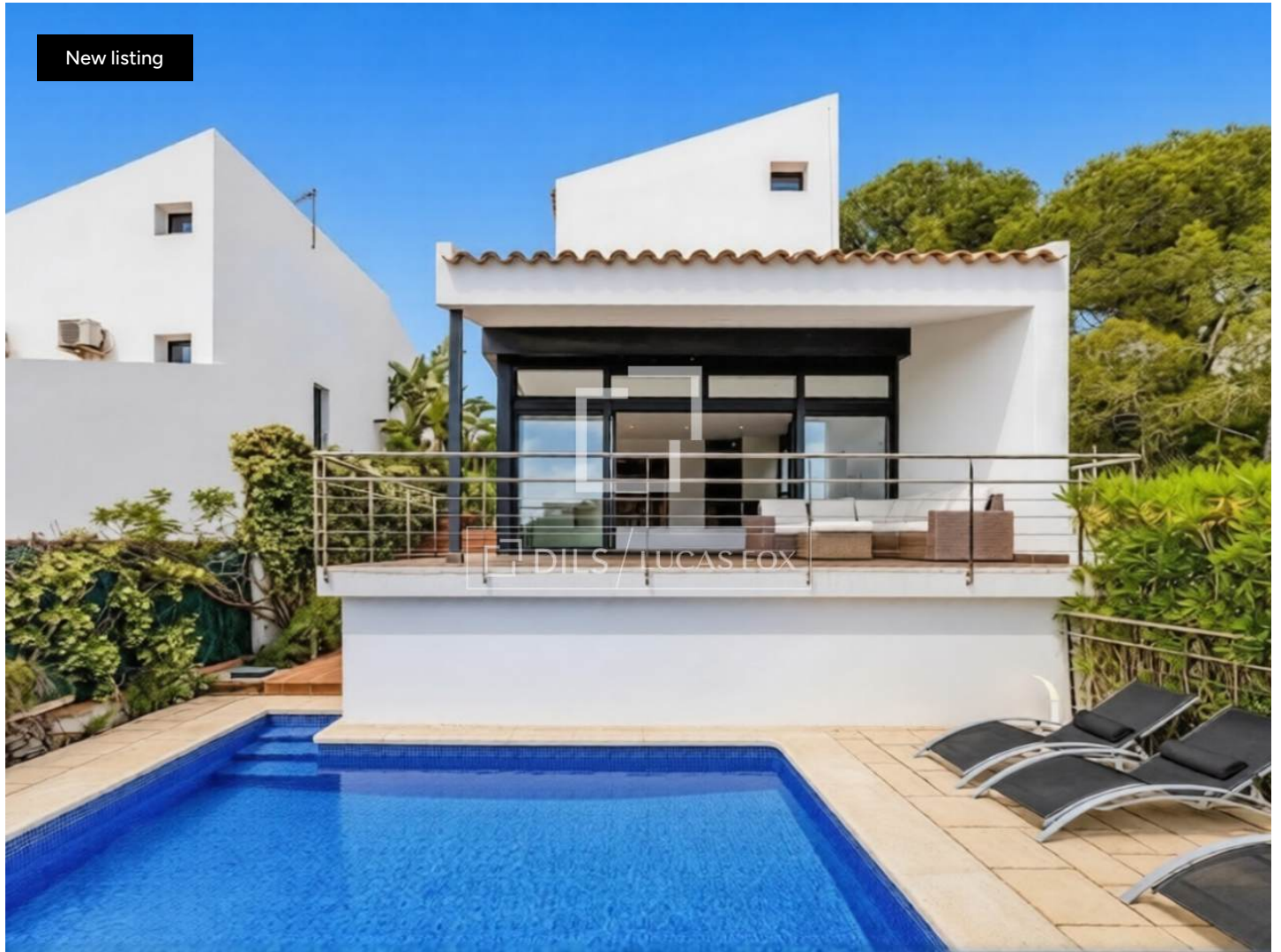


€1,250,000 House / Villa - For sale - New listing

Bright south-facing villa with pool and open views in Vallpineda near Sitges

Spain » Barcelona » Sitges » Sant Pere de Ribes » 08810

4 Bedrooms 3 Bathrooms 252m² Floorplan 402m² Plot size



Contact us today for more information or to arrange a viewing

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South-facing villa with pool and open views in Vallpineda, 5 minutes from Sitges. 4 bedrooms, private garden, terraces, garage and parking. With tourist licence, ideal as a primary home, second residence or investment near beaches, schools and Barcelona.

Located in the exclusive residential area of Vallpineda, just five minutes from the charming coastal town of Sitges, this lovely detached home offers a rare balance of privacy, natural beauty, and effortless access to Barcelona and its international airport. The area also benefits from 24-hour security, as well as access to a private country club featuring tennis and padel courts, a large swimming pool, restaurant, and gym, enhancing both lifestyle and comfort with a TOURIST LICENCE .

Set on a 402 m² plot(4327sq ft), the property offers 252 m²(2713sq ft) of built space and 192 m²(2067sq ft) of living area. Built in 2006 and presented in excellent condition, the residence has been thoughtfully enhanced with modern upgrades, including solar panels, a water filtration system, and the possibility of a heated swimming pool, ensuring both comfort and efficiency throughout the year.

Bathed in natural light thanks to its south-facing orientation, the home is defined by its bright, open interiors and seamless flow. Floor-to-ceiling windows invite the outdoors inside, while the principal living space opens gracefully onto the terrace and pool area, creating an atmosphere of relaxed Mediterranean living. The contemporary open-plan kitchen, complete with a central island, connects effortlessly to the garden and outdoor entertaining spaces, ideal for both everyday living and hosting.

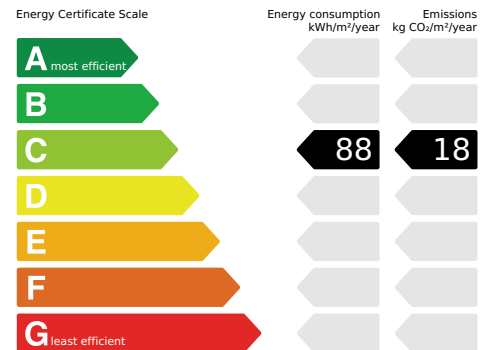
The landscaped grounds offer a private oasis at the back of the house, featuring a tranquil fishpond, mature fruit trees, and a lovely olive tree, alongside a manicured lawn and direct access to the Garraf Natural Park, providing a unique connection to nature.

The residence comprises four spacious double bedrooms, each with access to a private terrace or balcony and enjoying open views across vineyards and towards the sea. Two bedrooms feature en-suite bathrooms, and the home is completed by a total of three beautifully renovated bathrooms (2024), finished to a high standard with walk-in showers and a combined bath and shower.



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- Sea views, Mountain views, Terrace,
- Swimming Pool, Garden,
- Private garage, Natural light, Parking,
- Walk-in wardrobe, Views,
- Tourist License, Storage room,
- Solar panels, Pet-friendly,
- Panoramic view, Open kitchen,
- Near international schools, Heating,
- Gated Community, Exterior,
- Equipped Kitchen, Double glazing,
- Chill out area, Built-in wardrobes,
- Alarm, Air conditioning



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On the lower level, the property offers excellent practicality with a garage for two vehicles, with space in the driveway for 2 extra vehicles, and a dedicated laundry space and extra storage. The garage is equipped for electric vehicle charging, and the home benefits from natural gas heating, with the option to integrate with the solar system for enhanced efficiency.

Perfectly positioned close to Sitges' renowned beaches, vibrant town centre, and prestigious international schools, this property represents an exceptional opportunity as a primary residence, sophisticated second home, or high-quality investment on the Catalan coast.

Please contact us for further information.

The total sale price is €1,250,000. The indicated price does not include taxes or expenses associated with the sale and purchase which, according to current legislation, are the responsibility of the buyer; in this case, Property Transfer Tax (ITP) will apply. It also does not include notary or registry fees.

The property has an Energy Performance Certificate (EPC) available. The Certificate of Occupancy (Cédula de Habitabilidad) is available under number CHB03038023***, which will be provided upon request to interested parties. AICAT registration number 13225 and API number 4089 are visible in accordance with applicable legislation.

Large Property Owner (Gran Tenedor) Status: NO

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